136.0	0003	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,280,100	/	1,280,100
USE VALUE:	1,280,100	/	1,280,100
ASSESSED:	1,280,100	/	1,280,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRECO DOUGLAS A--ETAL
Owner 2:	AHERN-TRECO CATHERINE
Owner 3:	
Street 1:	87 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .283 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Stucco Exterior and 2865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12334.000	604,600		675,500	1,280,100
Total Card	0.283	604,600		675,500	1,280,100
Total Parcel	0.283	604,600		675,500	1,280,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.88 | /Parcel: 446.88

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 87505

GIS Ref

GIS Ref

Insp Date 09/29/17

!10571!

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	604,600	0	12,334.	675,500	1,280,100		Year end	12/23/2021
2021	101	FV	586,700	0	12,334.	675,500	1,262,200		Year End Roll	12/10/2020
2020	101	FV	586,600	0	12,334.	675,500	1,262,100	1,262,100	Year End Roll	12/18/2019
2019	101	FV	439,600	0	12,334.	713,000	1,152,600	1,152,600	Year End Roll	1/3/2019
2018	101	FV	441,500	0	12,334.	525,400	966,900	966,900	Year End Roll	12/20/2017
2017	101	FV	441,500	0	12,334.	502,800	944,300	944,300	Year End Roll	1/3/2017
2016	101	FV	441,500	0	12,334.	465,300	906,800	906,800	Year End	1/4/2016
2015	101	FV	417,300	0	12,334.	390,300	807,600	807,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:57:27

LAST REV

Date	Time
03/27/19	14:26:59
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21494-076		10/1/1991		308,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2018	1696	Re-Roof	48,460	C				
9/23/2010	2044	Manual	8,286					MISC HOME REPAIRS
8/9/1999	503	Addition	220,000					ADD TO REAR OF HOU

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	345	PATRIOT
11/30/1999	Inspected	263	PATRIOT
11/4/1999	Measured	266	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12334		Sq. Ft.	Site		0	90.	0.61	10			Topo	-5					675,465						675,500	

Total AC/HA:	0.28315	Total SF/SM:	12334	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 675,465	Spl Credit	Total: 675,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.01655602
Const Adj.:	1.00489950
Adj $ / SQ:	137.907
Other Features:	102250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	742724
Depreciation:	138147
Depreciated Total:	604577

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

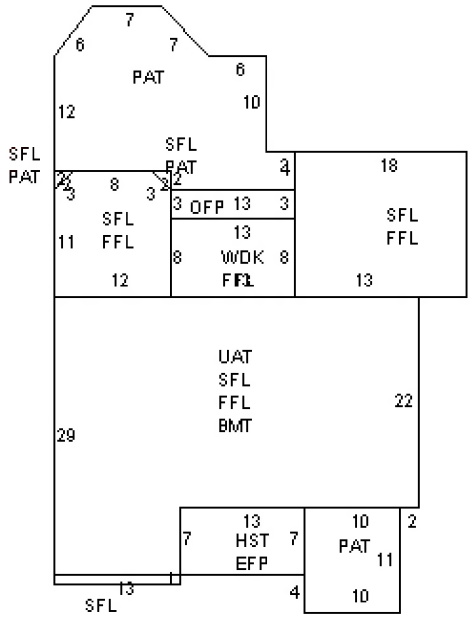
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.42
Special Features:	0	Val/Su Net:	127.96
Final Total:	604600	Val/Su SzAd	211.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,453	137.910	200,380
SFL	Second Floor	1,366	137.910	188,382
BMT	Basement	927	41.370	38,352
PAT	Patio	468	3.070	1,435
UAT	Upper Attic	232	55.160	12,784
WDK	Deck	104	15.690	1,632
EFP	Enclos Porch	91	57.420	5,225
HST	Half Story	46	137.910	6,275
	Net Sketched Area:	4,725	Total:	456,189
Size Ad	2864.5	Gross Area	5466	FinArea 2865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: